

Avila Valley Advisory Council

San Luis Obispo County, California

P.O. Box 65

Avila Beach, CA 93424 www.avac-avila.org

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July 20, 2015

To: Megan Martin, SLO County Planning Department

Re: LOT LINE ADJUSTMENT COAL 15-0028

Dear Megan,

At AVAC's meeting on July 13 the Advisory Council unanimously voted to support the Lot Line Adjustment between two parcels as proposed. AVAC favors the proposed configuration over the existing one because:

- One existing parcel has almost all slopes of at least 30%. Grading for road access and building area probably could not avoid steep slopes. Relatively level area would be divided between the parcels so that both could be developed without undesirable grading for access and buildings.
- The other existing parcel has a relatively large level area which is substantially elevated above Avila Beach Drive. If developed with a large building and parking area, these would visually dominate the scenic entrance to the Avila Valley. Division of the relatively level area between the parcels would preclude a large development and accompanying visual and traffic impacts.

Future development would entail discretionary review because of the property's Coastal location, which should protect from undesirable grading and protect visual resources.

We look forward to this letter being attached to the staff report.

Sincerely,

Jim Hartig

Jim Hartig, AVAC Chairperson

Cc: Adam Hill, County Supervisor District 3
AVAC Members